



YWCA OF SALT LAKE CITY - SALT LAKE CITY, UTAH

Project Type

New Construction; Shelter and Transitional Housing with Services



Investment

\$15 million

Description

The YWCA of Salt Lake City expansion involved the construction of a new domestic violence shelter and a transitional housing facility for homeless women on the grounds of the organization's downtown campus. The first phase of a major expansion designed to revamp the YWCA's existing facilities in order to enhance the impact of its services and provide both the space and resources to conduct more outreach into the community.

The 150-bed, 23,000 square foot Crisis Shelter doubles the YWCA's current capacity to shelter and serve survivors of domestic violence, and the 12-room, 6,500 square-foot Residence for Women and Children provides transitional housing for single, homeless women and their children. Both buildings replaced existing YWCA facilities, and the vacated space was used to enhance other activities, including outreach and education, women's leadership and development, and research and public policy work. The campus expansion also created additional program space as well as a ground-floor parking garage.

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A Green Advantage

The new YWCA facilities was built with green, sustainable features such as ground-source heat pumps and energy-efficient lighting. These features will dramatically reduce the amount of electricity used, resulting in estimated annual savings of \$12,000.

Investment Type

The \$19.3 million project was financed with a combination of private donations, sponsor capital contributions, and New Markets Tax Credit (NMTC) equity. Enterprise provided \$15 million of its fifth round NMTC allocation to the project. Chase made the NMTC equity investment in Enterprise's allocation.

Market

Utah, like many states, suffers from an undersupply of emergency shelter facilities. According to state data, more than 3,000 people were turned away from shelters across the state last year because beds were not available. The YWCA, as Utah's largest provider of temporary housing and services for survivors of family violence, has also had to cope with overburdened facilities and wait lists for beds. The expansion will allow YWCA to serve more clients and reach out to more women and children in need throughout the city.

Community Impact

Virtually all of YWCA of Salt Lake City's clients have experienced family violence and represent an underserved population whose needs go beyond just a bed and a hot meal. The Crisis Shelter provides a safe, private room for each family and basic needs including meals, transportation and personal care items. The Residence for Women and Children will provides housing for up to two years. Services available to residents of these and other facilities on the YWCA campus include advocacy and intervention, drop-in child care, after-school care and summer camps and diversity services.

The YWCA expansion is the second shelter and social services project to utilize NMTC financing from Enterprise. These projects demonstrate the unique use of NMTCs as both a capital source and a catalyst for community revitalization that links vulnerable, low-income populations with housing and social services

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in one accessible location. The YWCA expansion generated more than 200 temporary construction jobs and several more full-time jobs with the YWCA or supporting YWCA operations.

Sponsor

Founded in 1906, the YWCA of Salt Lake City is a private, autonomous, nonprofit organization and Utah's oldest, largest and most comprehensive provider of shelter, housing and supportive services for women and children who have experienced family violence. The organization serves about 8,000 women and children each year in its domestic violence crisis shelter; its Teen Home, Utah's only residence for pregnant and parenting teens; and two transitional housing centers. On any given night, more than 250 women and children who are homeless as a result of family violence may be staying at the YWCA.

Investor

Chase is the U.S. consumer and commercial banking business of JPMorgan Chase & Co. (NYSE: JPM), which operates more than 5,000 branches and 14,000 ATMs nationally under the Chase and WaMu brands. Chase has 157 million credit cards issued and serves consumers and small businesses through bank branches, ATMs and mortgage offices as well as through relationships with auto dealerships and schools and universities. It also serves more than 30,000 commercial banking clients, including corporations, municipalities, financial institutions and not-for-profit entities. Chase provides loans, investments and community development services to meet the needs of low- and moderate-income communities. More information about Chase is available at www.chase.com.

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